



Connells

Clopton Road
Stratford-Upon-Avon



Property Description

Connells are delighted to present this well-maintained and tastefully presented two bedroom flat, ideally situated in a sought-after town centre location on Clopton Road, within easy reach of Stratford-upon-Avon's excellent amenities, shops, restaurants and transport links.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious living area, providing ample space for both relaxing and dining. The modern kitchen is fitted with a range of wall and base units, offering a practical and attractive space for everyday living.

The principal bedroom benefits from a private en-suite shower room, whilst the second bedroom provides versatile accommodation suitable for guests, family members or those working from home. A separate family bathroom serves the remainder of the property and is finished to a good standard.

Presented beautifully throughout, the property is ready for a purchaser to move straight into and enjoy. Further benefits include allocated parking, a highly desirable feature for such a central location.

This attractive apartment would make an ideal first-time purchase, investment property or downsizing opportunity. Early viewing is highly recommended.









Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108973

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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